



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
SPECIAL BOARD MEETING
DECEMBER 5, 2023
3:00 P.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.villagewalkofbonitaspringscdd.org

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AGENDA
VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
Town Center at VillageWalk of Bonita Springs
15321 Latitude Drive
Bonita Springs, Florida 34135
SPECIAL BOARD MEETING
December 5, 2023
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 17, 2023 Regular Board Meeting.....Page 2
- G. New Business
 - 1. Presentation VillageWalk CDD-101.....Page 7
 - 2. Presentation by the Sustainability Committee of the Garden Club to Re-Establish Littoral Plantings
- H. Old Business
 - 1. Update on Screening Project
- I. Administrative Reports
 - 1. Manager's Report
 - 2. Engineer's Report
 - 3. Attorney's Report
- J. Board Members Comments
 - 1. Discussion Regarding Torpedograss Mitigation Plan – Ellabarger
- K. Adjourn

VILLAGEWALK OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF SPECIAL BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the VillageWalk of Bonita Springs Community Development District (District) will hold a Special Board of Supervisors Meeting on December 5, 2023, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at www.villagewalkbonitaspringscdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

www.villagewalkbonitaspringscdd.org

Nov. 27, 2023 #9548398

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 17, 2023**

A. CALL TO ORDER

The October 17, 2023, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. REVIEW RESUMES TO FILL SEAT 1 VACANCY

Ms. Meneely advised that Len Boucher had withdrawn from consideration and Bruce Rydbeck could not make the meeting. Messrs. Janiec and Schuetz went over their backgrounds. Discussion ensued with Ms. Ray thanking all the applicants and reminding them that it was an elected position and they could run for office when terms expire.

A **motion** was made by Mr. Robinson, seconded by Mr. Hertz and passed unanimously appointing Greg Janiec to the Board.

D. SEAT NEW BOARD MEMBER

Ms. Meneely administered the Oath of Office to Mr. Janiec.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Haber went over the Sunshine and public records laws as well as the code of ethics.

F. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Supervisor	Jerry Robinson	Present
Chairperson	Laura Ray	Present
Supervisor	Dan Ellabarger	Present via phone
Supervisor	Greg Janiec	Present
Supervisor	Mike Hertz	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock
District Engineer	Chris Wright	RWA, Inc.

Others in attendance were: Jeff Walker of Special District Services, Inc. (via phone); Trish Baker and Kara Blewett of HOA Community Management; and District residents: Len Boucher, JB Schuetz, Greg Janiec, Mary Freeh, Dolores Damiano-Szafran, Kristi DiCeceo and Cheryl Gedris .

G. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Ellabarger dropped off the conference call at 3:28 p.m.

Ms. Meneely requested the addition of Appointing Mr. Janiec as an Assistant Secretary.

A **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously appointing Mr. Janiec as Assistant Secretary.

Mr. Robinson requested the addition of an Update on the Baby Tears Issue. There was a consensus of the Board to add this item under the Engineering Report.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. August 15, 2023, Public Hearing & Regular Board Meeting

The August 15, 2023, Public Hearing & Regular Board Meeting minutes were presented for consideration.

Ms. Ray advised on Page 2 of the minutes that the word “special” should be “species.”

A **motion** was then made by Ms. Ray, seconded by Mr. Hertz and passed unanimously approving the minutes of the August 15, 2023, Public Hearing & Regular Board Meeting, as amended.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Resolution No. 2023-06 was presented, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Meneely explained the amended budget process and Mr. Walker went over the amended budget.

A **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously adopting Resolution No. 2023-06, as presented.

2. Consider Two-Year Renewal Option with Grau & Associates

Mr. Walker went over the auditor process and the renewal option.

A motion was made by Mr. Hertz, seconded by Ms. Ray and passed unanimously

L. ADMINISTRATIVE MATTERS

1. Manager’s Report

- **Summary of Annual Audit for Fiscal Year Ended September 30, 2022**

Ms. Ray asked that Mr. Walker provide a summary and copies of the of the annual audit for the new Board Members.

- **Consider Setting a Date of Nov/Dec Regular Meeting to Include CDD-101 Presentation**

Ms. Meneely recommended that the Board combine their November and December meetings into one meeting when a CDD-101 presentation would be given. She also noted that the Sustainability Committee of the Garden Club would like to make a presentation at the next meeting.

After discussion, a **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously setting December 5, 2023, at 3:00 p.m. as the next meeting date.

Ms. Meneely asked the Board Members to e-mail to her topics they would like discussed during the presentation.

2. Engineer’s Report

- **Summary of Water Science Associations’ Report of May 16, 2023**

Mr. Wright went over the Executive Summary and stated that the District was meeting all the criteria. He added that the second test was done in September. Ms. Baker stated that all the results were on the HOA websites.

- **Discussion Regarding Lake Bank Report of April, 2023**

Mr. Wright advised that the report was done every few years and sometimes annually whereby the lake banks are inspected with the HOA. He stated that all repairs had been successfully made that were recommended. He noted the next time it would likely be done would be in February when the water is low. He also added that repairs need to be made when the water is low. Mr. Janiec asked for an opinion on grass growing versus engineered plants. Mr. Wright stated that littoral plantings were required by permits and the trick was finding plant species that survive the water variability in the community.

- **(Added) Discussion on Baby Tears/Screening Project**

Mr. Robinson indicated he was concerned about the project, as the baby tears were growing again and had gotten worse. He does not want to see the project abandoned. Mr. Wright stated that the work had started on permitting. Ms. Baker indicated that their vendor said it is not baby tears and added that they can have a third party look at it, but we are all just guessing. Mr. Hertz stated that it sounded like the review by the professionals is that we do not have a problem. Mr. Robinson asked that the Board Members familiarize themselves with the maintenance agreement with the HOA. There was general discussion with Mr. Hertz suggesting that Mr. Janiec get with Solitude, as a new unbiased party, and get their recommendations, as he did not believe the Board should spend money if they do not need to. There was a consensus of the Board to have Mr. Janiec do so and to put an update on the next agenda.

3. Attorney's Report

- **Update on Letter Regarding Bonita Beach Road Flooding and Signage**

Mr. Haber reported that he had sent a letter to Lennar and their response was that there was a new entity, the Beach Road Estates CDD, that had been transferred the road maintenance responsibilities. He added that this CDD had the storm drains cleaned out two weeks ago. Mr. Haber also stated that Lennar was to get back to him on the signage issue but he had not heard from them as of yet. Mr. Hertz confirmed that the rain dried up in one hour but that there were still issues with signs. Mr. Wright advised that there had been an increase in water since the roundabout was put in. Mr. Haber indicated that he would communicate with the Beach Road CDD and Lennar on the remaining issues and Mr. Hertz noted that he would send specifics to Messrs. Haber and Wright. Mr. Hertz asked about setting up a Citizen Advisory Board to contribute to the issues and Mr. Haber noted that if the CDD appoints any kind of board, that board would be subject to the Sunshine and notice laws the same as the District. He added that if a group does it on their own and shows up at meetings, the Board can always listen to input.

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Hertz, seconded by Mr. Robinson and passed unanimously adjourning the Regular Board Meeting at 4:26 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

PRESENTATION CDD-101

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**